

**Ridgway Workforce & Affordable Housing Committee**  
**Meeting Agenda**  
**Tuesday, June 6, 2023**

Pursuant to the Town's Electronic Participation Policy,  
the meeting will be conducted both in person and via a virtual meeting portal. Members of  
the public may attend in person at the Community Center, located at **201 N. Railroad  
Street, Ridgway, Colorado 81432**, or virtually using the meeting information below.

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89988984722?pwd=UzNyaDZNajhNTDFVN1loSGFzaVRKdz09>

Meeting ID: 899 8898 4722

Passcode: 937058

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

**9:00 a.m.**

**ROLL CALL** Polly Kroger, Kevin Grambley, Beth Lakin, Terry Schuyler, JT Thomas, Russ Meyer and John Clark

**PUBLIC HEARINGS**

1. Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.1 Qualified Employee from Dalton Carver.
2. Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.1 Qualified Employee from Erin Dashner.
3. Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.1 Qualified Employee from Candice Dupont.
4. Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.1 Qualified Employee from Maria Valadez.
5. Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.2.a Qualified Individual with a Disability from Mikael Madsen.

**ADJOURNMENT**

## AGENDA ITEM #1 - #4



200 E. 7<sup>th</sup> Street, Suite 412  
Loveland, CO 80537  
Tel: 970-541-4951  
E-mail: [lottery@impactdf.org](mailto:lottery@impactdf.org)  
Web: [impactdf.org/impactdevelopmentservices](http://impactdf.org/impactdevelopmentservices)

## MEMO

**To:** Ridgway Work Force & Housing Committee  
**From:** Ross Valdez, Impact Development Services  
**Date:** June 6, 2023  
**Re:** Consideration of a request for an exception to Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines 3.1.1.1 Qualified Employee  
**Attachments:** Exception Request Forms (4)

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### Introduction

Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.1 Qualified Employee from Dalton Carver, Erin Dashner, Candice Dupont, and Maria Valadez. All four applicants are unrelated but are presented together due to the similarity of their requests. Qualified Employee is defined as follows:

*At least one member of the Household who is an Owner shall be a Qualified Employee who must demonstrate and verify 1,200 hours of employment physically performed in the School District boundaries for a minimum of forty (40) hours per month for at least eight (8) of the previous twelve (12) months immediately prior to submission of an application or provide verifiable intent to physically perform 1,200 hours of work in the School District boundaries within twelve (12) months of application at a minimum of forty (40) hours per month for eight (8) of the next twelve (12) months.*

### Background

**Dalton Carver.** Carver has lived in Ridgway for approximately eight years and worked within the Ridgway School District boundary for the majority of his tenure. Carver's application is for a household size of one. Currently, his job as a wildland firefighter is based in Montrose with the United States Forest Service, but his coverage area includes portions of the Ridgway School District boundary. Carver has also been a volunteer firefighter with the Ridgway Volunteer Fire Department for close to five years. Carver seeks an exemption from the minimum work standard requiring physical presence of employment in the Ridgway School District boundary. Carver is not a Qualified Employee due to the lack of physical presence of employment in the Ridgway School District boundary.

**Erin Dashner.** Dashner is a full-time, year-round employee at the Telluride School District and has lived in the region for 19.5 years. Dashner currently lives in Telluride and her application is for a household size of one. Dashner seeks stable, affordable housing to stay in the region. She spends most of her weekends in Ridgway and would like to be a part of the community. Dashner is not a Qualified Employee due to the lack of physical presence of employment in the Ridgway School District boundary.



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**Candice Dupont.** Dupont works full time in Telluride, CO and is open to obtaining employment in the Ridgway School District boundary, even if it were part-time. Dupont currently lives in Telluride and her application is for a household size of one. She is challenged by the housing landscape in her area and would appreciate the opportunity to be a more permanent resident by owning a home in the region. Dupont is not a Qualified Employee due to the lack of physical presence of employment in the Ridgway School District boundary.

**Maria Valadez.** Valadez is employed by Tri-County Health Network as a family support partner for their High-Fidelity Wraparound program for families in Ridgway, Ouray, Telluride, and Norwood. She has been in this position since September of 2021. Valadez currently lives in Montrose and her application is for a household size of three. There is currently a pending referral for a family in Ouray and Valadez is available to provide services to families living in Ridgway as well. She believes that, long term, there are grants and programs to serve the people of Ridgway through her current employer as well. Valadez is not a Qualified Employee due to the lack of physical presence of employment in the Ridgway School District boundary.

### **Staff Recommendation**

Staff received eighteen (18) applications for the Wetterhorn Homes Ridgway lottery. Of those 18 applications, five (5) households are requesting an exception from the Minimum Work Standard. Dalton Carver, Erin Dashner, Candice Dupont, and Maria Valadez comprise four (4) of those requests.

Each individual works 40 hours a week and carries full-time jobs. Each applicant has demonstrated longevity in the region. Dalton Carver and Maria Valadez specifically have coverage in the Ridgway School District boundary. Each applicant proactively sought the opportunity to apply, were forthcoming with their ineligibility, and provided timely submissions of their application materials.

Granting the exception would place these applicants in the second round of the lottery, providing priority to those that meet all the requirements. Additionally, applicants that live and/or work in the Ridgway School District boundary will be eligible for more than one entry in the second round of the lottery pursuant to Appendix C of the guidelines.

Staff recommends approval of all four (4) requests for exception considering they meet all other criteria outlined in the guidelines.



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### **Exception Review Criteria:**

Pursuant to Guidelines §11.1.3, the applicant must demonstrate and the Committee must find that the Exception meets one or more of the following review standards:

- 11.1.3.1 That the Exception meets the general RH policy goals; and
- 11.1.3.2 That the Exception meets one or more of the following review standards:
  - 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.
  - 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.
  - 11.1.3.2.c Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include "luxuries").
  - 11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
  - 11.1.3.2.e Enables a Household to own and occupy a Housing Unit more suitable to the Household's needs; or
  - 11.1.3.2.f Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability.)



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### **Motions for Consideration:**

The following motions are presented for the Committee's consideration:

**Deny:** Move to **deny** an exception request to Guidelines §3.1.1.1 Qualified Employee based upon the following finding:

- ☐ Granting such an Exception does not meet the General Policy Goal of providing high quality homes for working residents and their families who make a living primarily from employment in the Ridgway School District (R-2).

Denial for:

- ☐ Dalton Carver
- ☐ Erin Dashner
- ☐ Candice Dupont
- ☐ Maria Valadez

OR

**Approve:** Move to **grant** an exception to Guidelines §3.1.1.1 Qualified Employee based upon the following findings:

- ☐ Applicant's Household otherwise qualifies to purchase a Wetterhorn Homes Ridgway Unit, meeting the requirements of Guidelines §3.1 Household Initial Qualification. Applicants have a long-term commitment to residency, employment, and community involvement within the County in which the Housing Unit is located pursuant to §11.1.3.2.b.

Approval granted to:

- ☐ Dalton Carver
- ☐ Erin Dashner
- ☐ Candice Dupont
- ☐ Maria Valadez

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End of Memorandum

Name of Applicant

Dalton Carver

## **Request for Exception to Ridgway Wetterhorn Homes Deed Restriction and Guideline**

1. All Applicants must sign and date affidavit below.
2. Attach to the Ridgway Wetterhorn Homes Application and ask for staff assistance if you have questions.

Name(s) of applicant(s): Dalton Carver Phone no. 7857649530  
Email address: daltonjcarver@gmail.com

Please explain why you are requesting an exception. You may be required to submit required documentation to support your Request for an Exception. Please note that the Ridgway Work Force and Housing Committee will hear the Request for an Exception at a publicly noticed meeting and may put extra conditions on the approval. Please consult with IDS staff for typical conditions that may be required.

Please note the following exceptions **will not** be granted per the Guidelines:

*11.1.4.4 To Households whose Net Assets exceed three times the Maximum Sales Price of the Housing Unit.*

*11.1.4.5 To Households whose income is in excess of 120% AMI.*

REQUEST FOR AN ECXCEPTIONAffidavit

(You may attach a typed or hand-written statement on a separate sheet if you need more room):

I, Dalton Carver, hereby declare, under penalty of perjury, that the following is a true statement:

**PART I**

1. I/We need an exception for: Wetterhorn lottery first round entry
- 2 Explain why exception is needed: Please see attached document for explanation.

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**PART II**

The Exceptions process is explained in Guidelines §11.1-11.3. In order for your Exception Request to be considered you must demonstrate, and the HA must find that:

11.1.3.1 The Exception meets the general Ridgway Wetterhorn Homes\_policy goals.

Please explain: Please see attached document for explanation.

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11.1.3.2 The Exception meets one or more of the following review standards: Please identify any and all review standards met and explain: Please see attached document for explanation.

☐ 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.

☒ 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.



Name of Applicant

Dalton Carver

- ☐ 11.1.3.2.c. Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include “luxuries”).
- ☐ 11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
- ☐ 11.1.3.2.e. Enables a Household to own and occupy a Housing Unit more suitable to the Household’s needs; or
- ☐ 11.1.3.2.f. Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability).

Signature: Dalton Carver Date: 5/20/2023

Signature:  Date:

## **Part I**

I've lived in Ridgway since October 2015, having been employed by the Ouray County Plaindealer until April 2018, the Ouray County Soccer Club as program director and volunteer coach from 2017-2019, the Town of Ridgway during the summers of 2019 and 2020, Western Stream Works (a locally-based hydrology company) from 2019-2022, the Ridgway Fire Protection District as a wildland firefighter during the summers of 2020 and 2021 and the Colorado Boy Pub & Brewery from 2019-2023. Up until April 2022, I have been primarily employed in the Ridgway School District boundary, as well as volunteering with the Ridgway Fire Department since 2018.

Last April, I was hired by the Ouray Ranger District of the United States Forest Service as a seasonal wildland firefighter, working April - October of 2022. This year, I was hired as a fulltime, permanent employee with the USFS. Although our office is located in Montrose, our response/work area includes the Ridgway School District zone.

In addition, I have been an actively-involved volunteer firefighter on the Ridgway Fire Department since 2018 with more than 71 call hours and 77.5 training hours in 2022.

Since moving to Ridgway in October 2015, I have been a working, contributing member of a community that is important to me, despite not currently and directly being employed within the Ridgway School District boundary. I aim to continue that community contribution as a Ridgway resident, and hopefully, homeowner for many years to come. I hope these factors will be taken into consideration as part of my exception request for entry into the first round of the Wetterhorn Homes lottery.

## **Part II**

### **Section 11.1.3.1**

I believe my exception request meets the Ridgway Wetterhorn Homes general policy goals for the following reasons;

- I am a Ridgway resident that actively contributes, and will continue to contribute, to the community through my previous work within the Ridgway School District boundary (2015-2022), my current employment with the USFS with a response area including the Ridgway School District boundary and with my volunteer work with the Ridgway Fire Protection District since 2018.
- My income and assets are below targeted limits.

### **Section 11.1.3.2**

I believe my exception request meets the following review standard;

- 11.1.3.2.b: "Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need."

- Explanation: If allowed an exception into the first round of the Wetterhorn Homes lottery, my chances for attaining a longterm, stable residence within the community I've lived, worked and contributed to since October 2015 are increased, therefore allowing me an opportunity to continue being a contributing resident of the Town of Ridgway for the foreseeable future.

Name of Applicant

Erin Dashner

**Request for Exception to  
Ridgway Wetterhorn Homes Deed Restriction and Guideline**

1. All Applicants must sign and date affidavit below.
2. Attach to the Ridgway Wetterhorn Homes Application and ask for staff assistance if you have questions.

Name(s) of applicant(s): Erin Dashner Phone no. 970-708-7546  
Email address: erindas@hotmail.com

Please explain why you are requesting an exception. You may be required to submit required documentation to support your Request for an Exception. Please note that the Ridgway Work Force and Housing Committee will hear the Request for an Exception at a publicly noticed meeting and may put extra conditions on the approval. Please consult with IDS staff for typical conditions that may be required.

Please note the following exceptions **will not** be granted per the Guidelines:

*11.1.4.4 To Households whose Net Assets exceed three times the Maximum Sales Price of the Housing Unit.*

*11.1.4.5 To Households whose income is in excess of 120% AMI.*

Name of Applicant

Erin Dashner

## REQUEST FOR AN EXCEPTION

### Affidavit

(You may attach a typed or hand-written statement on a separate sheet if you need more room):

I, Erin Dashner, hereby declare, under penalty of perjury, that the following is a true statement:

### PART I

1. I/We need an exception for: minimum work requirement/standard
- 2 Explain why exception is needed: I do not meet the minimum work requirements as I live and work in Telluride. I am a full time, year round employee at the Telluride School District and have lived in the region/Telluride for 19.5 years. I am looking for and need stable, affordable housing as I would love to stay in the region. I spend most of my weekends in Ridgway amongst the community, restaurants and recreating in Ridgway.

### PART II

The Exceptions process is explained in Guidelines §11.1-11.3. In order for your Exception Request to be considered you must demonstrate, and the HA must find that:

11.1.3.1 The Exception meets the general Ridgway Wetterhorn Homes policy goals.

Please explain: I am a long time regional local, living in the Telluride area for 19.5 years

and looking for/need stable affordable housing opportunities to be able to stay in the region.

11.1.3.2 The Exception meets one or more of the following review standards: Please identify any and all review standards met and explain: The Wetterhorn Ridgway Home Project would provide me with

stable affordable housing ownership opportunity that will allow me to stay in the region to work and be a part of the local Ridgway community.

- ☐ 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.

- ☐ 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.



Name of Applicant

Erin Dashner

- ☐ 11.1.3.2.c. Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include "luxuries").
- ☐ 11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
- ☒ 11.1.3.2.e. Enables a Household to own and occupy a Housing Unit more suitable to the Household's needs; or
- ☐ 11.1.3.2.f. Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability).

Signature: Erin Dashner Date: 5/28/23

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

June 4, 2023

Dear Ridgway Town Council Housing Subcommittee,

My name is Erin Dashner and I have submitted my application for the Ridgway Deed Restrict Local Housing Project, Wetterhorn Homes. I am requesting an exception to be included in the lottery process as I do meet all the other deed restrict requirements, I do not meet the minimum work requirements/standards within the Ridgway School District.

I am a full time, year round hard working local living in the Telluride, CO region for the past 19.5 years, since Jan 2004. I am a full time, year round employee at the Telluride School District and I am looking to be included in this wonderful local housing opportunity. I am looking for and need stable affordable housing with the option for homeownership to be able to stay in the region. Over all the years in the region, I really enjoy and have spent a lot of my time in and amongst the Ridgway community, restaurants and recreating. I absolutely love the area and this housing project homeownership opportunity would allow me the opportunity for stability and longevity to stay in the region to continue to work and be a part of the local Ridgway community. Granting me with this exception will provide me a chance for first time homeownership in the region that I have called home for nearly 20 years.

Thank you for your time and consideration and I hope for a favorable response with my exception request.

Sincerely,

Erin Dashner

Name of Applicant **Candice DuPont**

**Request for Exception to  
Ridgway Wetterhorn Homes Deed Restriction and Guideline**

1. All Applicants must sign and date affidavit below.
2. Attach to the Ridgway Wetterhorn Homes Application and ask for staff assistance if you have questions.

Name(s) of applicant(s): Candice DuPont Phone no. 970.708.7854  
Email address: candicedupont@hotmail.com

Please explain why you are requesting an exception. You may be required to submit required documentation to support your Request for an Exception. Please note that the Ridgway Work Force and Housing Committee will hear the Request for an Exception at a publicly noticed meeting and may put extra conditions on the approval. Please consult with IDS staff for typical conditions that may be required.

Please note the following exceptions **will not** be granted per the Guidelines:

*11.1.4.4 To Households whose Net Assets exceed three times the Maximum Sales Price of the Housing Unit.*

*11.1.4.5 To Households whose income is in excess of 120% AMI.*



Name of Applicant **Candice DuPont**

REQUEST FOR AN EXCEPTION

Affidavit

(You may attach a typed or hand-written statement on a separate sheet if you need more room):

I, Candice DuPont, hereby declare, under penalty of perjury, that the following is a true statement:

**PART I**

1. I/We need an exception for: working full time in Telluride, CO
- 2 Explain why exception is needed: I currently work full time in Telluride. I would be open to obtaining employment in the Ridgway school district, even if it were part time. Housing can be challenging in our area and I would appreciate the opportunity to be a more permanent resident by owning a home in our amazing area.

**PART II**

The Exceptions process is explained in Guidelines §11.1-11.3. In order for your Exception Request to be considered you must demonstrate, and the HA must find that:

11.1.3.1 The Exception meets the general Ridgway Wetterhorn Homes policy goals.

Please explain: \_\_\_\_\_

11.1.3.2 The Exception meets one or more of the following review standards: Please identify any and all review standards met and explain: \_\_\_\_\_

☒ 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.

☒ 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.

Name of Applicant

Candice DuPont

- ☐ 11.1.3.2.c. Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include “luxuries”).
- ☐ 11.1.3.2.d. Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
- ☒ 11.1.3.2.e. Enables a Household to own and occupy a Housing Unit more suitable to the Household’s needs; or
- ☐ 11.1.3.2.f. Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability).

Signature: Candice DuPont Date: 5.25.23

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

June 4, 2023

To Whom It May Concern,

I'm requesting your consideration as a candidate in the Wetterhorn lottery process.

I am a Colorado native that moved to Telluride in 2004 when my boys were 2mo and 12yr old. I'm grateful to have raised my sons in such a natural, safe, caring environment.

I have always loved Ridgway, but with work and school in Telluride, it made more sense to live there during that time. I was recently asked to move from the home I've rented for nine years, and with my boys now primarily out of the house, this seems like a perfect time to try for a chance at home ownership in the beautiful area I love. I would prefer to work closer if I secured a home in the Wetterhorn neighborhood and will continue to be a good neighbor and contributing member of our community.

Thank you in advance for your consideration.

Sincerely,

Candice DuPont

970.708.7854

**Request for Exception to  
Ridgway Wetterhorn Homes Deed Restriction and Guideline**

1. All Applicants must sign and date affidavit below.
2. Attach to the Ridgway Wetterhorn Homes Application and ask for staff assistance if you have questions.

Name(s) of applicant(s): Maria Valadez Phone no. 970-417-7285  
Email address: mariavaladez0525@gmail.com

Please explain why you are requesting an exception. You may be required to submit required documentation to support your Request for an Exception. Please note that the Ridgway Work Force and Housing Committee will hear the Request for an Exception at a publicly noticed meeting and may put extra conditions on the approval. Please consult with IDS staff for typical conditions that may be required.

Please note the following exceptions **will not** be granted per the Guidelines:

*11.1.4.4 To Households whose Net Assets exceed three times the Maximum Sales Price of the Housing Unit.*

*11.1.4.5 To Households whose income is in excess of 120% AMI.*

REQUEST FOR AN ECXCEPTIONAffidavit

(You may attach a typed or hand-written statement on a separate sheet if you need more room):

I, Maria Valadez, hereby declare, under penalty of perjury, that the following is a true statement:

**PART I**

1. I/We need an exception for: Maria Valadez
- 2 Explain why exception is needed: Please see attached.

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**PART II**

The Exceptions process is explained in Guidelines §11.1-11.3. In order for your Exception Request to be considered you must demonstrate, and the HA must find that:

11.1.3.1 The Exception meets the general Ridgway Wetterhorn Homes\_policy goals.

Please explain: \_\_\_\_\_

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11.1.3.2 The Exception meets one or more of the following review standards: Please identify any and all review standards met and explain: \_\_\_\_\_

☒ 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.

☒ 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.

Name of Applicant

Maria Valadez

- ☐ 11.1.3.2.c. Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include “luxuries”).
- ☐ 11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
- ☒ 11.1.3.2.e. Enables a Household to own and occupy a Housing Unit more suitable to the Household’s needs; or
- ☐ 11.1.3.2.f. Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability).

Signature: Maria Valadez Date: 05/24/23

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## **Request for an Exception**

### **Part I**

I would like to request an exception at this time due to my inability to provide physical presence of 40 hours per month within the Ridgway School District boundaries. I am employed through Tri-County Health Network as a family support partner for High-Fidelity Wraparound for families in Ridgway, Ouray, Telluride, and Norwood and have been at my position since September of 2021. There are 80 hrs. per month available for this grant to provide services for families that live in San Miguel and Ouray County; and as it is an intensive level of support for families, my caseload can consist of 4/5 families at a time. There is a pending referral for a family in Ouray at this time and I am available to provide services to families living in Ridgway as well. At this time, I am not working alongside a family that lives in Ridgway, but this can change. Additionally, I believe that long term, there are grants and programs to serve the people of Ridgway through my current employer as well. Thank you for your time in considering my application.

### **Part II**

#### **11.1.3.1**

I believe that the exception meets the general Ridgway Wetterhorn Homes policy goals, in that, it will provide an opportunity to own an affordable home for myself and my family. I have been available to provide services to residents in Ridgway for the past two years and through my employer will continue to be available to provide services to residents in that area. This is because I have chosen to be a part of the local community. I believe that my children and I can bring great strengths to the community in Ridgway.

#### **11.1.3.2**

**11.1.3.2.a- This opportunity is very unique and if approved for the exception, it would benefit myself and family in that it would be an affordable opportunity to own a home.**

**11.1.3.2.b- I have been a dedicated family support partner and care coordinator through my organization. My position serves the residents of San Miguel and Ouray County. The programs that I am working under are new to the communities and I believe that being physically present through established residency in the county will promote further awareness and opportunities to engage and serve the community.**

**11.1.3.2.e- Owning a 3 bedroom home would provide a room for myself and each one of my children.**

Dear Ridgway Workforce and Housing Committee,

My name is Maria, and I am writing to you in regard to the exception I submitted to be able to enter the second round in the Wetterhorn Home Ridgway Lottery. I wanted to write because this is really an opportunity of a lifetime and I wanted to provide you with the reasons as to why I believe that my family and I should be considered. I have called Colorado my home for the past 18 years and it is now home to my 12-year-old son Kenji and 3-year-old daughter Ophelia. I love Colorado and I especially love the beauty of Ridgway. My main reason for wanting to own a home is really because of my children and it really has become my vision for them and myself. We would be first time homeowners and it would mean that we would have our own little physical space that we can continue to build and grow in. Family is important to me, and this is the reason why I have chosen my current position at Tri-County Health Network. I work as a family support partner and behavioral health coordinator for San Miguel and Ouray County. My position provides intensive support to youth and their families; it's a step above ISST and a step below residential placement. I only work with 4 families at a time and the reason why I currently do not meet the requirement of physical presence in Ridgway is because I am not working with a family in Ridgway at the moment. This can change at any point in time and is dependent on need; however, I am available to serve. I have been at this role for almost two years, and we have seen a lot of progress in the families we currently serve. It's a preventive approach and I will continue in this role as we continue to see this progress. I believe in preventive approaches, and I see the opportunity of owning a home in Ridgway as something similar, in that I believe that the opportunities that it would award my children educationally and community wise, have the potential to really enhance their lives for the best. I believe in serving my community, and in growth and potentially I see myself continuing to serve through the behavioral health profession while also raising my children, and as the say it takes a village, and it would be with immense gratitude to be able to call the town of Ridgway my village. Thank you for your time and consideration.

Sincerely,

Maria Valadez



## AGENDA ITEM #5



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## MEMO

**To:** Ridgway Work Force & Housing Committee (RWFHC)  
**From:** Ross Valdez, Impact Development Services  
**Date:** June 6, 2023  
**Re:** Consideration of a request for an exception to Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines 3.1.1.2.a Qualified Individual with a Disability  
**Attachments:** Exception Application  
Letter from Mikael Madsen to RWFHC

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### Introduction

Consideration of a request for exception from Ridgway Wetterhorn Homes Affordable Housing Regulations and Guidelines §3.1.1.2.a Qualified Individual with a Disability from Mikael Madsen. Qualified Individual with a Disability is defined as follows:

*Those persons with a disability may apply to be Qualified Individual with a Disability by providing a verifiable history of employment meeting the Minimum Work Standard on a rolling twelve (12) month basis for at least five (5) of the seven (7) years within the County immediately prior to application for Qualified Individual with a Disability as defined. Note: Persons with a disability who cannot meet this exemption standard may request an Exception under §11.1.3*

### Background

Mikael Madsen and his daughter currently reside inside the Ridgway School District Boundary. Madsen is requesting an exception from §3.1.1.2.a Qualified Individual with a disability resulting from his status as “totally and permanently disable”, due solely to his service-connected disabilities, under the Department of Veterans Affairs. The existing exemption allowed for a Qualified Individual with a Disability (§3.1.1.1.a) requires the applicant to have met the Minimum Work Standard for five (5) of the past seven (7) years. Madsen has resided in Ridgway since 2017. During this time, he has worked for the Ridgway Post Office for 6 months, for the Town of Telluride as a bus driver for 3 years, and has engaged in smaller employment opportunities. Mikael is committed to continuing to identify work opportunities suited to his needs and abilities. The Department of Veteran Affairs considered him 100% disabled in September of 2021. Madsen has not met the Minimum Work Standard for five out of the past seven years.

### Staff Recommendation

Staff received eighteen (18) applications for the Wetterhorn Homes Ridgway lottery. Of those 18 applications, five (5) households are requesting an exception from the Minimum Work Standard. Madsen represents one (1) of those exception requests.

Mikael Madsen has been recognized as 100% disabled by a federal agency and has provided supporting documentation as a part of his application. Madsen is and has been a member of this community.



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Wetterhorn Homes Ridgway offers a unique opportunity for Madsen to acquire a home on a fixed income related to his disability.

Granting the exception would place this applicant in the second round of the lottery, granting priority to those that meet all the requirements. Additionally, applicants that live and/or work in the Ridgway School District boundaries will be eligible for more than one entry in the second round of the lottery pursuant to Appendix C of the Guidelines.

Staff recommends approval of Madsen's request for exception considering he meets all other criteria outlined in the guidelines.

**Exception Review Criteria:**

Pursuant to Guidelines §11.1.3, the applicant must demonstrate and the Committee must find that the Exception meets one or more of the following review standards:

- 11.1.3.1 That the Exception meets the general RH policy goals; and
- 11.1.3.2 That the Exception meets one or more of the following review standards:
  - 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other similar means.
  - 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.
  - 11.1.3.2.c Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include "luxuries").
  - 11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
  - 11.1.3.2.e Enables a Household to own and occupy a Housing Unit more suitable to the Household's needs; or
  - 11.1.3.2.f Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability.)



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### **Motions for Consideration:**

The following motions are presented for the Committee's consideration:

**Deny:** Move to **deny** the exception request to Guidelines §3.1.1.1 Qualified Employee based upon the following finding:

- ☐ Granting such an Exception does not meet the General Policy Goal of providing high quality homes for working residents and their families who make a living primarily from employment in the Ridgway School District (R-2) and does not meet the requirements for Qualified Individual with a disability pursuant to §3.1.1.1.a.

OR

**Approve:** Move to **grant** an exception to Guidelines §3.1.1.1 Qualified Employee based upon the following findings:

- ☐ Applicant otherwise qualifies to purchase a Wetterhorn Homes Ridgway Unit, meeting the requirements of Guidelines §3.1 Household Initial Qualification. The Exception enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household pursuant to §11.1.3.2.f.

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End of Memorandum

Name of Applicant MikaelMadsen

**Request for Exception to  
Ridgway Wetterhorn Homes Deed Restriction and Guideline**

1. All Applicants must sign and date affidavit below.
2. Attach to the Ridgway Wetterhorn Homes Application and ask for staff assistance if you have questions.

Name(s) of applicant(s): Phone no. Email address: Mikael Madsen  
929.253.1158, nezzen79@gmail.com

Please explain why you are requesting an exception. You may be required to submit required documentation to support your Request for an Exception. Please note that the Ridgway Work Force and Housing Committee will hear the Request for an Exception at a publicly noticed meeting and may put extra conditions on the approval. Please consult with IDS staff for typical conditions that may be required.

Please note the following exceptions **will not** be granted per the Guidelines:

*11.1.4.4 To Households whose Net Assets exceed three times the Maximum Sales Price of the Housing Unit.*

*11.1.4.5 To Households whose income is in excess of 120% AMI.*

Name of Applicant Mikael Madsen

REQUEST FOR AN ECXCEPTION

Affidavit

(You may attach a typed or hand-written statement on a separate sheet if you need more room):

I, Mikael Madsen, hereby declare, under penalty of perjury, that the following is a true statement:

**PART I**

1. I/We need an exception for: Minimum Work Standard 2

Explain why exception is needed:

I am a 100% disabled Veteran, I do not meet the minimum work standard.

3.1.1.2.a Qualified Individual with a Disability.

Persons with a disability who cannot meet this exemption standard

may request an Exception under §11.1.3

I request this exemption. Please and Thank You.

**PART II**

The Exceptions process is explained in Guidelines §11.1-11.3. In order for your Exception Request to be considered you must demonstrate, and the HA must find that:

11.1.3.1 The Exception meets the general Ridgway Wetterhorn Homes policy goals.

Please explain: \_\_\_\_\_

11.1.3.2 The Exception meets one or more of the following review standards: Please identify any and all review standards met and explain: \_\_\_\_\_

☐ 11.1.3.2.a Promotes greater affordability through decreasing the long-term operating and maintenance costs of the Housing Unit in question; enabling the Exception Applicant to take advantage of a financing opportunity that would not be available without the Exception; and/or, protecting the long-term affordability of the Housing Unit through a price control or other

similar means.

- ☐ 11.1.3.2.b Promotes or recognizes the long-term commitment of the Exception Applicant to residency, employment, and community involvement within the County in which the Housing Unit is located or provides housing for a critical community need.

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Name of Applicant

- ☐ 11.1.3.2.c. Provides increased livability or durability in materials, finishes, fixtures or appliances or useful increased square footage (which shall not include “luxuries”).
- ☐ 11.1.3.2.d Creates living space for an additional member of the Household while maintaining the Income Tier for the Housing Unit
- ☐ 11.1.3.2.e. Enables a Household to own and occupy a Housing Unit more suitable to the Household’s needs; or
- ☒ 11.1.3.2.f. Enables the Household to respond to life circumstances that arise beyond the reasonable control of the Household (such as need to care for an Elderly or Household member who is Individual with a Disability).

Signature:  Date: May 31, 2023

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

June 2, 2023

Dear Council Members,

I write to you today with a request born from necessity and an unwavering belief in our truly amazing community called Ridgway. My name is Mikael Dane Madsen, a 100 percent disabled veteran and proud father of a two-year-old daughter, Noëlle Alyssa Madsen. Since 2017, I have been a devoted resident in our community.

The issue I bring before you is one that affects not only me but, indirectly, the welfare of our tight-knit community. I request that the Ridgway Work Force & Housing Committee enter my family into the second lottery round for an opportunity to be allocated a low-income housing unit. I believe the exemption 11.1.3.2.F. applies to my circumstance and aligns with Ridgway's mission of inclusivity and commitment to all its citizens.

I am dedicated to serving our country, faithfully serving in the US ARMY, and currently serving as a responsible parent, raising the next generation of Ridgway's citizens. As a disabled veteran, my request aligns with our shared principles of respect, compassion, and recognition for those who have given so much.

The strength of my story lies in my journey as a devoted father, and a steadfast community member. As you may imagine, my disability presents particular challenges, ones which are amplified by the lack of affordable housing in this area. My foremost responsibility is to provide a secure environment for my daughter, a task made more difficult due to our current housing crisis.

Finally, housing for an individual like myself represents our community's sound and strategic investment. Studies show that stable housing significantly increases the prospects for improved health, job stability, and overall life quality. A move such as this would benefit my daughter and manifest as a stronger, more stable community in the long term.

I assure you that any assistance granted would not be a handout but rather a hand-up. With stable housing, I can better contribute to our community by volunteering at community events and raising my daughter in a stable environment. This is the potential impact of your decision - an enriched community bolstered by its own.

Thank you for your time and consideration in this matter. I hope the Council continues to advocate for its veterans and promote a supportive environment for all its residents.

Sincerely,

*Mikael Dane Madsen*